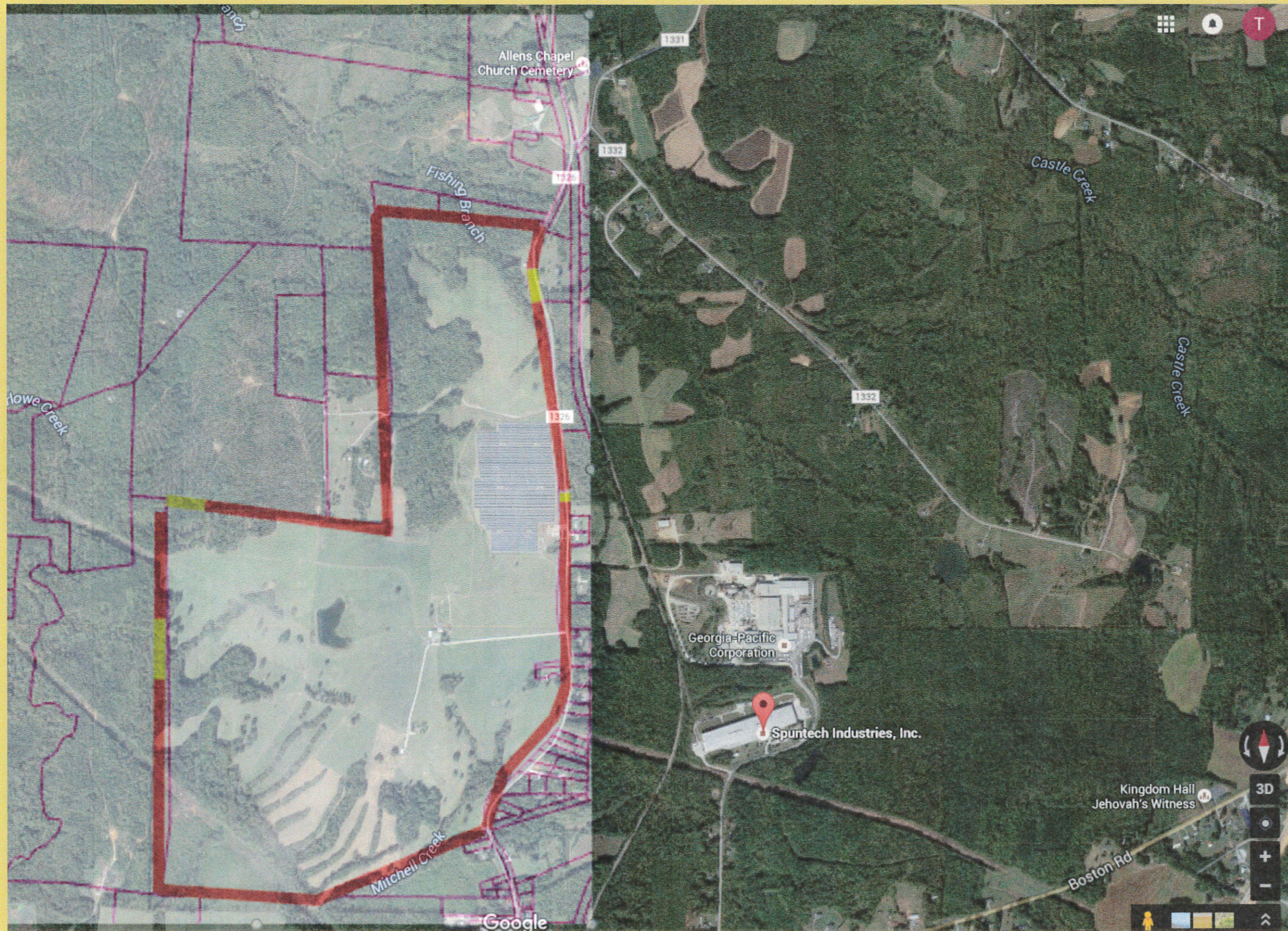




NOTE: NEARBY INDUSTRIAL USES

## WAGSTAFF SOLAR FARM ROXBORO, NC





POWER PLANT  
LOCATED IN  
594 ACRE PARCEL





## SELMER/MULBERRY PLANTS, TN

SEPARATED BY COMMERCIAL AND INDUSTRIAL OPERATION





NOTE: INDUSTRIAL  
TIMBER MILL OPERATION  
TO WEST OF MULBERRY

Google





**NOTE MATURE WOODED AREA**





## VIEWS OF NEAREST HOMES TO MULBERRY POWER PLANT SHOWING MATURE SCREENING





# OUTBACK SOLAR PLANT CHRISTMAS VALLEY, OR



NOTE: FLAT TERRAIN AND RURAL NATURE





KINGS ESTATE WINERY  
NEAR EUGENE, OR

SOLAR PLANT ENCLOSED WITHIN 652 ACRES OWNED BY KINGS ESTATE





BLACK CAP SOLAR  
LAKEVIEW, OR



NOTE: FLAT TERRAIN  
AND INDUSTRIAL AREA



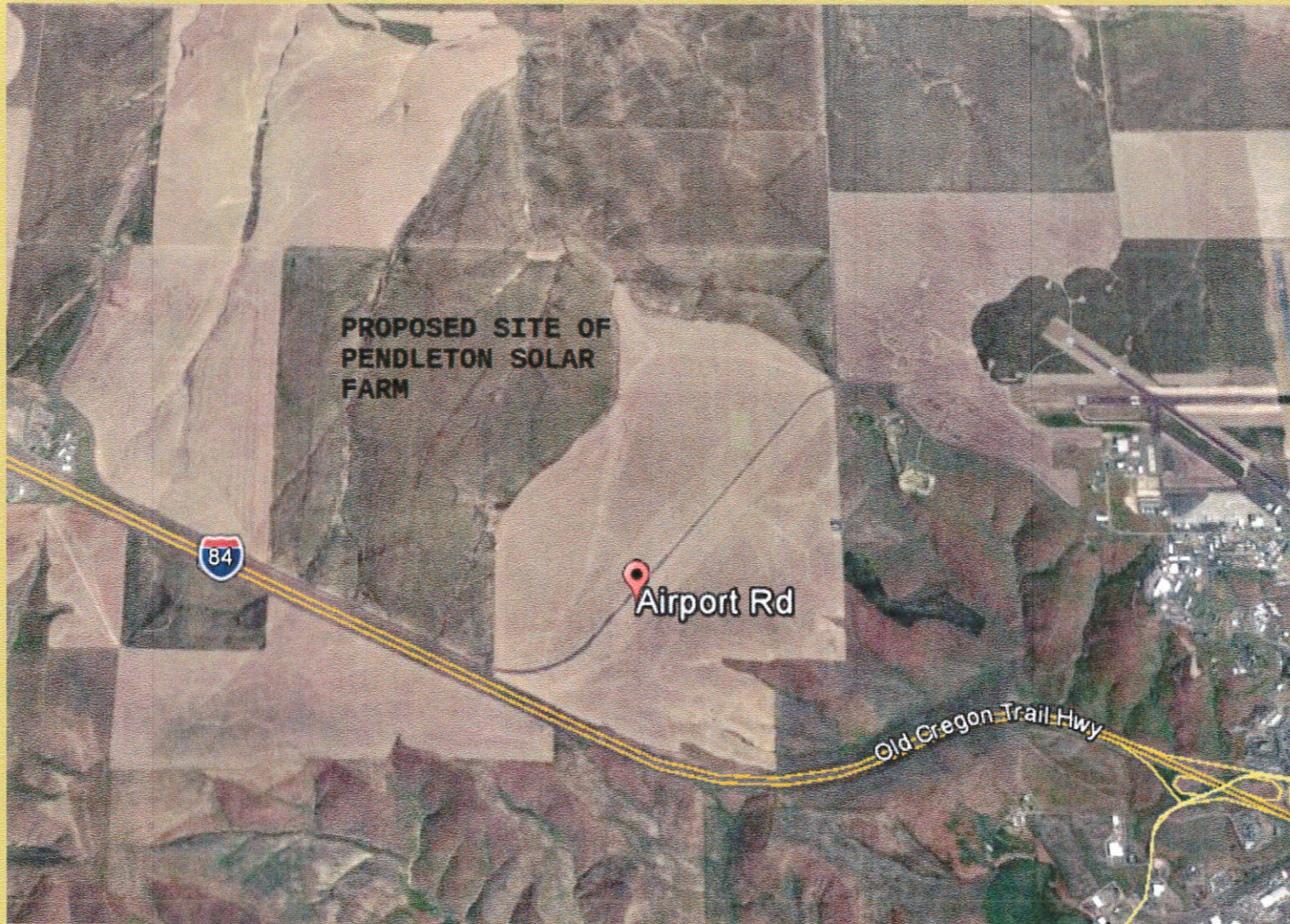


NOTE: TERRAIN, 3 ADJACENT INDUSTRIAL USES, AND PRIVATE AIRSTRIP

OLD MILL SOLAR PLANT  
BLY, OR







PENDLETON SOLAR PLANT  
PENDLETON, OR

6 ADJACENT INDUSTRIAL USES

## Commission approves solar project

The Pendleton City Planning Commission has approved a conditional use permit for a solar farm near the airport.

George Plaven • East Oregonian

Published on November 17, 2015 4:59PM

Last changed on November 17, 2015 5:25PM



A California-based startup company plans to break ground sometime next year on a utility-scale solar farm just west of Pendleton.

Cypress Creek Renewables will build a 6-megawatt solar facility on 44 acres of bare industrial land leased from the Eastern Oregon Regional Airport. The project received its conditional use permit Oct. 1 from the Pendleton Planning Commission.

Solar panels will run along the steep hill north of Interstate 84, west of Airport Road. The land was previously used for grazing cattle.

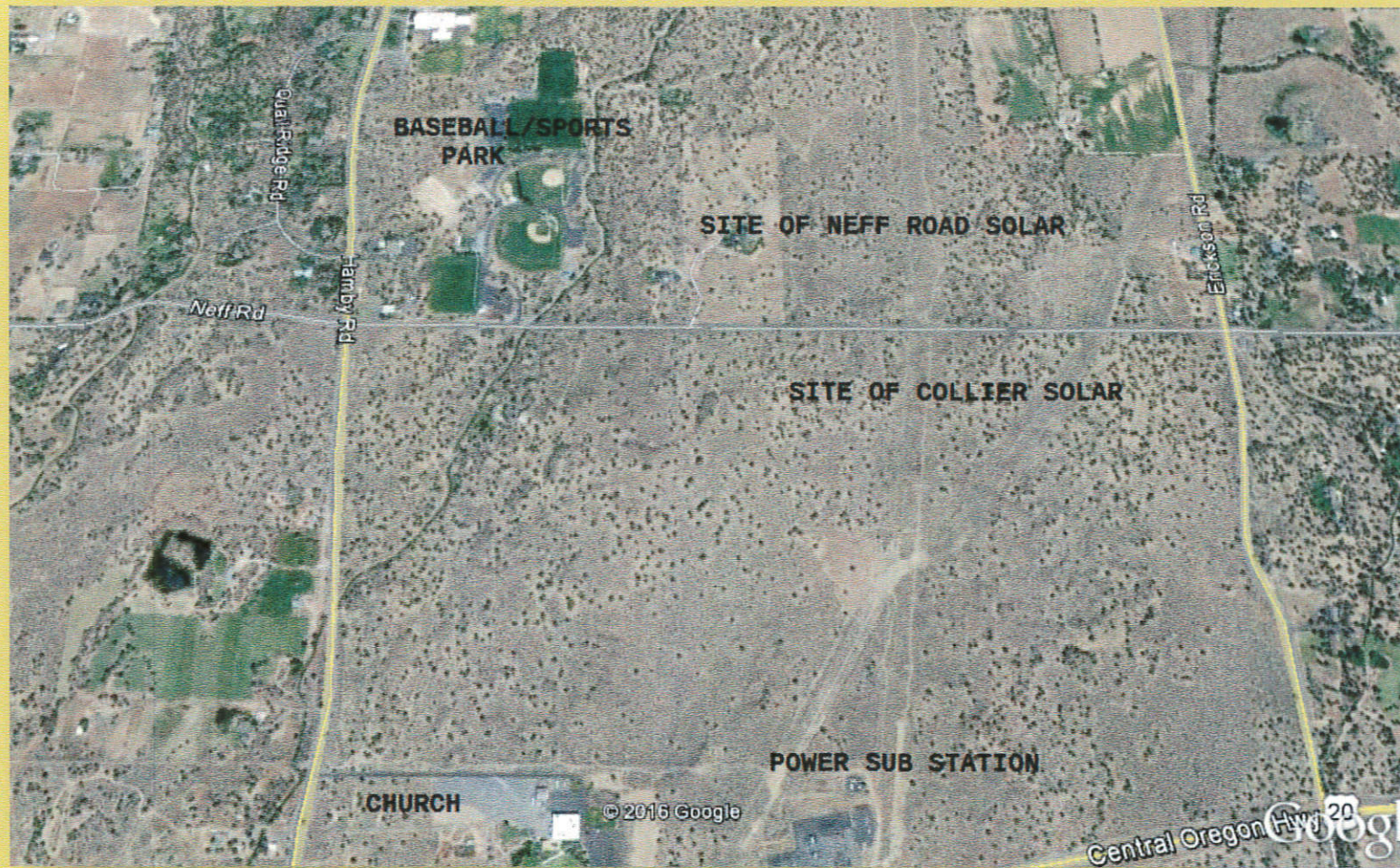
A report from the Federal Aviation Administration determined there is no potential hazard to air travel, and the Oregon Department of Transportation says glare from the panels will not affect drivers on I-84. Evan MacKenzie, with the city planning department, said there were no other special conditions imposed on the developer.

Cypress Creek Renewables now has two years to obtain a building permit.

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## NEFF/COLLIER PROPOSED POWER PLANTS BEND, OR



VIEW FROM NEFF ROAD







PROPOSED LOCATION OF  
COLLIER AND NEFF SOLAR POWER PLANT  
BEND, OREGON



“In fact, the amount of overhead lines on these parcels is unusually high, and impairs the views of the mountains to the west from the properties where the projects are proposed, as well as those properties to the east.”

“The properties have an almost dramatic amount of overhead lines, including high-powered transmission lines, with the lines crisscrossing both sites. Under that consideration, it is not as though the sites, nor view across the sites are unmarred or are highly scenic.”

-GREGORY W. MOORE, MAI PAGE 2 BEND, OR ANALYSIS

UNDERLINE ADDED FOR EMPHASIS



“It is likely that a solar farm would have a negative impact on specific property values in cases where the nearby property has an exceptional unblemished view of the Cascades or a river.”

-GREGORY W. MOORE, MAI  
BEND, OR ANALYSIS



# CONCLUSION

- COMPARATIVE ANALYSIS NOT RELEVANT TO FOX POWER PLANT
- FOX POWER PLANT SITE NOT HARMONIOUS WITH EXISTING USE
- NEIGHBORHOOD AND ADJOINING PROPERTY VALUES SUBSTANTIALLY IMPACTED